

Minutes
Walkersville Planning Commission Meeting
February 23, 2021

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Dick Brady, Ray Santullo, Mike Kuster, Tom Gilbert, and Michelle Doster present. Also present were Town Planner Susan Hauver, Town engineer Shawn Burnett, and Town Manager Sean Williams. Member Russ Winch was absent. The meeting was also live-streamed on the Town's Facebook page.

1. Election of officers

Member Brady made a motion, seconded by Member Kuster, to re-elect David Ennis to the office of Chairman. Mr. Ennis re-elected on a vote of 5-0-1 (Ennis abstained).

Member Gilbert made a motion, seconded by Member Brady, to re-elect Mike Kuster to the office of Vice Chairman. Mr. Kuster was unanimously re-elected.

Member Kuster made a motion, seconded by Member Brady, to re-elect Ray Santullo to the office of Secretary. Mr. Santullo was unanimously re-elected.

2. Minutes

Member Brady made a motion, seconded by Member Kuster, to approve the minutes of the January 26, 2021 meeting as corrected. The motion passed on a vote of 6-0.

3. Site Plan: Fountain Rock Manor, Lot 3—Dollar General

Planner Hauver reviewed the resubmission of plans, noting the changes to the plans and the Town Engineer's comments and responses to the revised plans.

Mr. Rick Curry of B&R Design, Ms. Tracy Hartzman of Dollar General, and Mr. Ben Syput of PVT 1117, LLC, spoke on behalf of the applicant. The applicant's representatives and Commission members discussed the proposed improvements to the intersection of Sandstone Drive. It was determined that the striping and signage plan to prohibit left turns from Sandstone Drive onto MD 194 could be completed entirely within the Town right-of-way and outside the State highway right-of-way.

Mr. Syput proffered that the applicant would be willing to make the improvements shown in the signage and striping plan. Mr. Burnett suggested the details of the design be worked out in the improvement plan stage. Mr. Syput indicated that they would be willing and interested in a faster track review to allow the improvements to be made before construction of the store begins. The restriping could be completed within two months. Commission members did not indicate support for this idea.

Mr. Syput said that they also agreed to the Town Attorney's revisions to the parking agreement between Dollar General and the adjoining lot owner. The final agreement will need to be signed and recorded before the improvement plans are signed.

Mr. Syput said that they would agree to the limitation on hours of construction (weekday mornings start at 7:30 am and weekend mornings at 9:00 am). The time limits need to be noted on the site plan.

Mr. Ennis asked whether the applicant would need an official waiver from the Town with regard to the turning radius at the intersection of the store entrance and the private access drive. Staff and the Town Engineer felt that the Town standards do not apply to improvements within private driveways. Mr. Ennis also noted that the existing crosswalk will need to be removed since it is being moved.

Planner Hauver shared public comments she received by email from Evelyn Rodriguez, of Victoria Park apartments, in support of the site plan application.

Member Kuster made a motion, seconded by Member Santullo, to approve the site plan with the conditions that 1) the minor outstanding comments and the off-site striping plan be addressed at the improvement plan state; and 2) that a note be added to the plan indicating the construction hours to which the applicant and Commission agreed. The site plan was conditionally approved on a vote of 6-0.

4. Site plan: Temporary storage trailer, Marsala's, 1 East Frederick Street

Mr. Emil Iskander presented a plot plan to install a sea container on his property to store items from inside the building while he completes renovations and works toward re-opening the restaurant.

Commission member debated about the best location for the container. They clarified with Mr. Iskander that it would be on site temporarily. The expressed concern about the adjacent neighbor (to the rear of the building) having to look at it and also its appearance to passers by if permitted in the parking lot. There is not a continuous fence to the rear of the property. Commission members felt that the area to the right of the front of the building would be the best place to screen the container. They felt it could fit in that location if it were parked close to the building.

Member Santullo made a motion, seconded by Member Kuster, to permit the storage container to be located on the site to the right of the front of the building, for a period of twelve months to commence when the building permit for the renovations is issued and subject to the conditions that 1) no rubbish or flammable items are stored in the unit, and 2) that the approval be reviewed every six months. The motion passed on a vote of 6-0.

5. Announcements

Member Brady noted the proliferation of temporary beer signs at the feed store on Pennsylvania Avenue. He also mentioned his concern about the one way sign on the Sheetz property on Richard Winn Lane that he thought was confusing for drivers.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver